



**GRASSROOTS**  
REALTY GROUP

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**961 Sierra Morena Court SW**  
**Calgary, Alberta**

**MLS # A2236524**



**\$945,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Standard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake, Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Window covers, all permanent fixtures

Exceptional Signal Hill location (perfect culdesac location, walking paths in all directions, kiddies playground accessible through culdesac, play fields across the street, all amenities are nearby). Beautiful and very well kept, and upgraded family home with 4 bedrooms up, a 5th in the nicely finished basement and 3.5 baths. Large primary bedroom on the upper level with a renovated 5pc ensuite, and 2 walk-in closets. Generous living spaces on the main floor and very well developed bonus living spaces on the lower level. Large west facing pie yard with mature landscaping and privacy. Many accessible school options. House has AC and quality appliances. Excellent spot!